

TECH CENTER 50
9300 TECH CENTER DRIVE
SACRAMENTO CA
3,444 RSF - 9,787 RSF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.



FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC.
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
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PROPERTY DETAILS:

Excellent Highway 50 visibility and signage (170,000 cars/day)

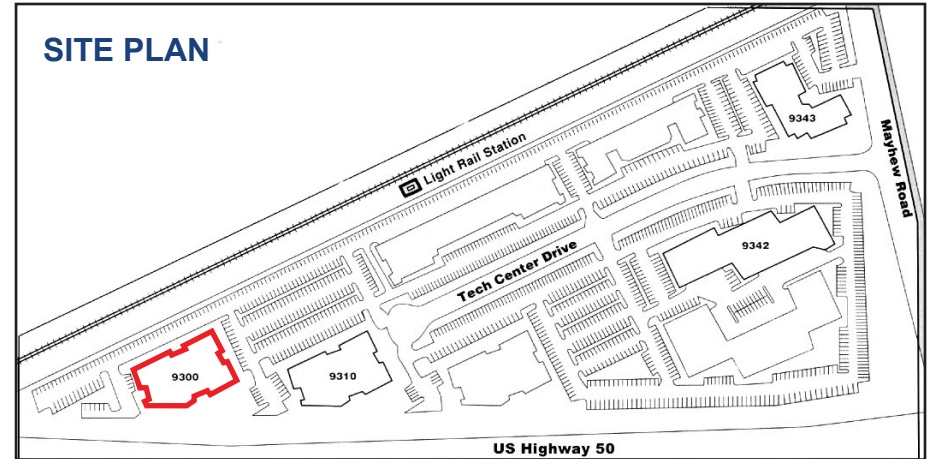
Excellent value rent given the attributes of the building.

FEATURES:

- Easy access to Highway 50
 - 1 mile from Bradshaw exit via Micron Ave (1-2 minutes)
 - 1.5 miles from Watt Ave via Folsom Blvd (3-4 minutes)
- Served by Tiber Light Rail Station
- Institutional grade building
- Ample Parking, 4/1,000 SF
- Fiber Available
- Showers and lockers onsite

LEASE RATES:

Suite 100:	\$ 7,226.00 (\$1.55 PSF, Full Service)
Suite 150:	\$ 7,941.00 (\$1.55 PSF, Full Service)
Suite 100/150:	\$15,170.00 (\$1.55 PSF, Full Service)
Suite 250:	\$ 5,476.00 (\$1.59 PSF, Full Service)
Suite 270:	\$13,251.00 (\$1.55 PSF, Full Service)

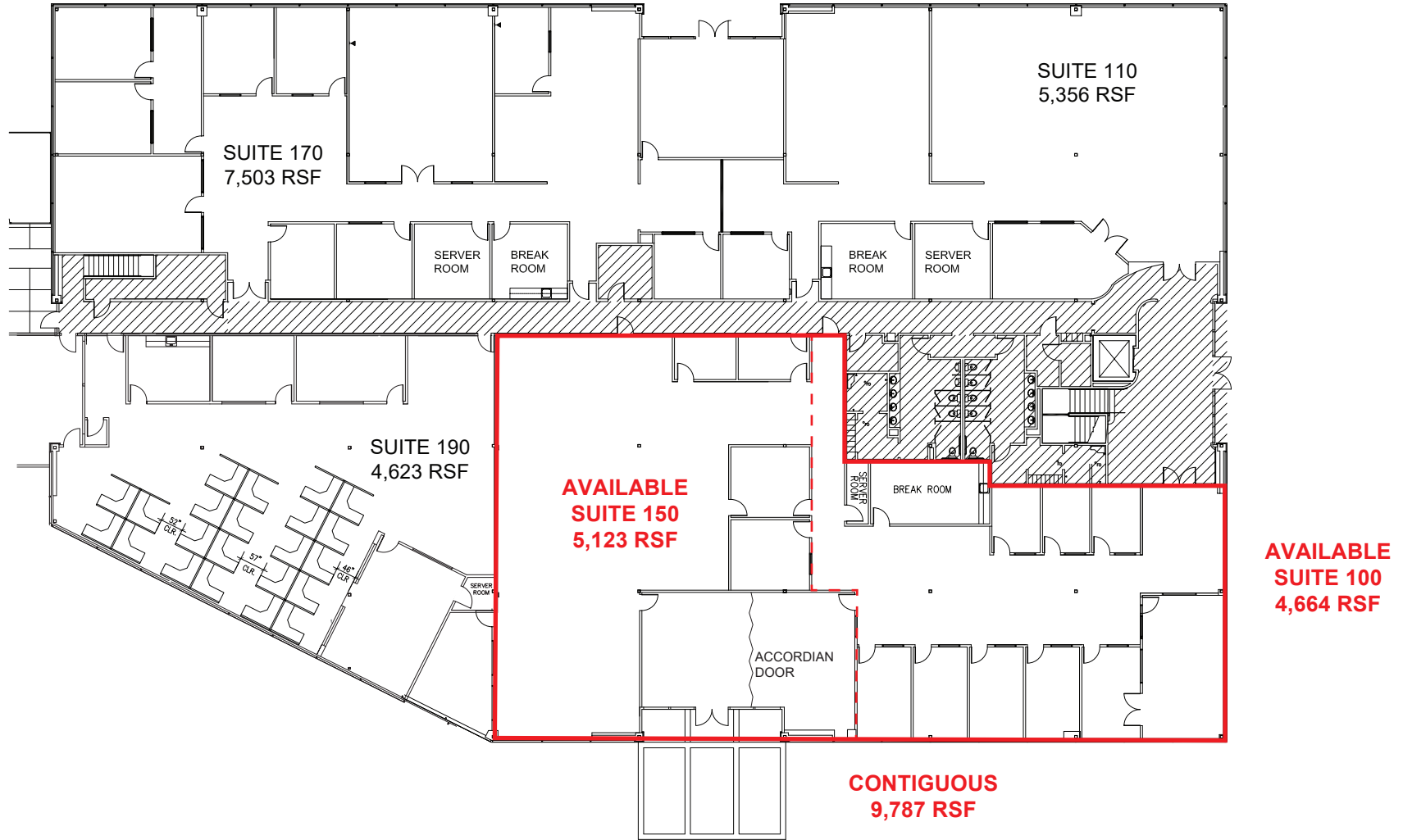


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FIRST FLOOR



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